



What you need to know about Housing and the party conferences 2017

What you need to know about Housing and the party conferences 2017



Housing was high on the agenda at both the Conservative and Labour conferences - but what exactly did each party promise? We've taken a look at the details so you don't have to.

Conservative party



There were several housing announcements from the Prime Minister Theresa May, Communities Secretary Sajid Javid and Chancellor Philip Hammond:

- An extra £2 billion for both local authorities and housing associations to build more affordable homes
- Government to allow homes for social rent to be built in areas of greatest need
- New social housing rent settlement - social housing rents will be limited to the Consumer Price Index plus one per cent for five years from 2020
- An extra £10 billion for Help to Buy
- All letting agents to be regulated to ensure they meet a minimum standard
- All landlords to be subject to a redress scheme and an ombudsman
- Government to consult with the judiciary on setting up a new specialist 'housing court' which would allow landlord/tenant disputes to be settled quickly
- New incentives to encourage private landlords to offer minimum 12-month tenancies
- The notice period for no fault evictions to be extended to three months
- New incentives for good landlords to be announced in the Autumn Budget
- In addition, the Health Secretary Jeremy Hunt, announced that NHS staff will get first refusal on affordable homes built on NHS land

Labour party



Following the announcement of a social housing Green Paper by the Communities Secretary Sajid Javid, Labour leader Jeremy Corbyn announced that his party will also carry out a review of social housing. It will cover building, planning, regulation and management, and will aim to ensure that tenants are listened to as part of the process. The results will be reported at next year's Labour party conference.

Mr Corbyn announced a number of other proposals which Labour would implement if the party was in power, including:

- Ensuring that every home is fit for human habitation
- Introducing rent controls
- Taxing undeveloped land held by developers and introducing 'use it or lose it' powers for compulsory purchase
- Councils to offer all residents on estates being regenerated a home in the new development for the same terms and conditions as before
- Local authorities will have to hold a ballot to gain the agreement of tenants and leaseholders before regeneration schemes can go ahead.



What does CIH think?

We have consistently called on the government to invest in more homes for genuinely affordable social rent (including most recently in our [UK Housing Review briefing](#) and [Autumn Budget submission](#)) - so Theresa May's recognition that we need more of these homes is a vital step forward. The detail will be crucial - [read our chief executive Terrie Alafat's reaction](#) and our [head of policy Melanie Rees' blog](#).

We welcome the stability and certainty provided by the new rent settlement for social housing - again something we have been calling for. [Read more](#)

We have also been encouraging the government to look at ways of incentivising good landlords in the private rented sector (for example in our report with the Resolution Foundation, [More than a roof](#)), and in [our most recent Budget submission](#) we called on ministers to address poor quality, insecurity and high costs in the sector, so it is good to see both the Conservative and Labour parties looking at these issues.

Following the tragic fire at Grenfell Tower, the time is right for a fundamental review of social housing, so we welcome the news that both parties are carrying out this work. For us the crucial issues that need further scrutiny are affordability and welfare. [Read more](#)

How can I get involved?

If you would like to participate in regular surveys about housing policy and our influencing work, join our [member opinion panel](#).

